

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Long Lake Ranch Community Development District was held on **Thursday, July 10, 2014 at 2:00 p.m.**, at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and Constituting a Quorum:

Betty Valenti	Board Supervisor, Chairman
Chris Santoro	Board Supervisor, Assistant Secretary
Robert Barber	Board Supervisor, Assistant Secretary
Walter Beeman	Board Supervisor, Assistant Secretary

Also Present Were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Kristen Suit	District Manager, Rizzetta & Company, Inc.
Barb Harp	Account Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, PA
Sara Sandy	District counsel, Hopping Green & Sams, PA
Edwin Rogers	District Engineer, Heidt Design
Joyce Zevola	Representative, Beazer Homes

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Brizendine stated for the record that there were no members of the general audience present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on June 5, 2014

Mr. Brizendine asked if there were any additions, deletions, or corrections. There were none.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on June 5, 2014 as presented for Long Lake Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for May 2014

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2014 (\$9,199.59) as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #1 - 9

Mr. Brizendine presented the Series 2014 Construction Requisitions #1 – 9. Ms. Mackie entertained the Board members' questions.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #1 - 9 as presented for Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Matters Related to Project Finance
Consideration of Resolution 2014-12, Ratifying the Sale of the Series 2014 Bonds**

Mr. Mackie presented and reviewed Resolution 2014-12, Ratifying the Sale of the Series 2014 Bonds.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved Resolution 2014-12, Ratifying the Sale of the Series 2014 Bonds as presented for Long Lake Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the District

Ms. Mackie presented and reviewed the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the District. She entertained the Board members' questions.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors accepted the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the District and authorized District staff to record it in the public records for Long Lake Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals Received for
Construction Services for Village 8
Infrastructure Improvements**

Mr. Brizendine stated that the District received two proposals; one from The Kearney Companies (“Kearney”) and one from RIPA & Associates (“RIPA”). He distributed the proposals to the Board members which had been emailed to them previously. Mr. Brizendine stated that Kearney’s proposal totaled \$883,883.83 and RIPA’s proposal totaled \$968,501.60. Ms. Mackie stated that this agenda item is related to the formal RFP and the Board rejecting the proposals at their last meeting due to failure of both of the proposers to comply with various terms of the RFP. She stated that the Board had determined to informally go back to the proposers as a result of not having received any proposals on which it could have awarded the project. Ms. Mackie stated that the proposers were asked to resubmit their bid form based on the actual bid specifications. She stated that the two proposals are now an apple to apples comparison. Ms. Mackie stated that it was also requested that the proposers make sure that they include their project schedules in the form of a Gant Chart that the Board could review. She stated that since this was an informal bid process there was no requirement to use evaluation criteria. Ms. Mackie stated that District staff reviewed the two prior proposals that were submitted and the District has all of their information on file. She stated that all that was required from the proposers for the informal bid was to resubmit their bid forms and project schedules. Discussion ensued.

Mr. Santoro stated that there will need to be a change order to deduct the work that needs to be paid by the Joint Venture. He stated that the change order would be deducted from Kearney’s proposal and their proposal number would go down. Ms. Mackie stated that she could work with Kearney on this.

On a motion by Mr. Santoro, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved The Kearney Companies proposal for Construction Services for Village 8 Improvements (not-to-exceed \$883,883.83) and authorized District staff to work with The Kearney Companies to revise their number to reflect the work actually performed for Long Lake Ranch Community Development District and executed contract.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Aquatic
Maintenance Services**

Mr. Brizendine stated that proposals for Aquatic Maintenance Services were received from Aquagenix, Aquatic Systems, Finn Outdoor, Gaydos Hydro Services and Lakemasters. He stated that there was some confusion on the quantity of ponds and only one of the five proposers provided the correct quantity. Mr. Brizendine stated that he could go back to the proposers and clarify the number of ponds. He stated that there are eight ponds currently that the District wants maintained at this time. Mr. Brizendine stated that Gaydos Hydro Services was the company who provided the correct pond quantity and their proposal came in at \$6,480.00 for the year. He entertained the Board members’ questions. Discussion ensued regarding the 40 acre borrow pit and whether it should be included for maintenance. Ms. Valenti suggested budgeting to treat the borrow pit on an as needed basis as opposed to having it included in the contract.

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved Gaydos Hydro Services proposal for Aquatic Maintenance Services (\$6,480.00/year) for Long Lake Ranch Community Development District.

TENTH ORDER OF BUSINESS

Discussion Regarding Policies for Amenity Facilities

Mr. Brizendine requested that this item be tabled until the next meeting. He stated that he and Ms. Valenti have been working on the policies for the amenity facilities and they should have a draft ready for the Board's review at next month's meeting. Ms. Valenti stated that if she has the draft completed within the next couple of days she will send it to Mr. Brizendine to distribute to the rest of the Board for their review and comment. Ms. Mackie stated that a notice would need to be published for a public hearing to adopt the rules of procedure once the Board has approved the policies. Mr. Brizendine stated that the Board would also have to decide on facility usage fees so they could be adopted at the same time.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie stated that at a prior meeting the Board had authorized the acquisition of the Village II facilities at a not-to-exceed amount of \$4.1 million. She stated that she is getting close to finalizing the acquisition and believes that it is going to come in at 3.65 million. Ms. Mackie stated that she will probably be bringing it back for ratification at the next Board meeting. She stated that the requisition could be processed as soon as all of the documents have been received.

B. District Engineer

No report.

C. District Manager

Mr. Brizendine presented the Audited Financial Statements for year ended September 30, 2013. He stated that they have been submitted to the Auditor General.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors accepted the Audited Financial Statements for year ended September 30, 2013 as presented for Long Lake Ranch Community Development District.

Mr. Brizendine stated that the next regular Board meeting is scheduled for August 7, 2014 at 5:30 p.m. and the Board will be holding their public hearing to adopt their final budget for fiscal year 2014/2015.

TWELFTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience members present.

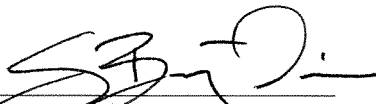
Mr. Brizendine asked if there were any Supervisor requests. There were none.


THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Brizendine stated that there was no further business to come before the Board and asked for a motion to continue the meeting.

On a motion by Mr. Beeman, seconded by Mr. Barber, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 2:25 p.m. for Long Lake Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman